

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION MEETING  
September 20, 2016  
112 Confederate Street  
7:00 PM**

Present: James Traynor, Hynek Lettang, Tom Adams, Ben Hudgins, Chris Wolfe, Tom Petty, Jay McMullen, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Eric Smith (Pace Development), David Faulkner (Pace Development), Brian Pace (Pace Development), Jon Hattaway (Cumming/FMSD), Richard Jackson (JCS Architects/FMSD), Michael Ritchie (JCS Architects/FMSD)

Chairman Traynor called the meeting to order at 7:00 pm.

Mr. McMullen made a motion to approve the minutes from the August 16, 2016, meeting, with a second by Mr. Adams. Mr. Wolfe noted that the date at the top of the minutes was incorrect, as the meeting took place on August 16, 2016. The minutes were approved, as amended, by a vote of 7-0.

**OLD BUSINESS ITEMS**

1. **Appearance Review (Vertical Elevations): Fort Mill High School #3:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to review and approve the architectural design and building materials for the future High School #3 located on Fort Mill Parkway. Assistant Planner Pettit noted that the site plan was approved by the Planning Commission in August, and only the proposed building elevations and materials will be reviewed tonight. A discussion then took place.

Chairman Traynor asked if this would be a two or three story building. Michael Ritchie of JCS Architects responded that the building would be primarily two story, with some areas containing three stories.

Mr. Wolfe asked for an explanation of the proposed building materials. Mr. Ritchie stated that the building would be primarily brick and stone, with wood and glass accents. The low wall at the front of the building would be a matching stone veneer.

Mr. Adams inquired whether the school was designed to be expanded at a later date. Mr. Ritchie stated that there was additional space on the right side of the building (when viewed from the Fort Mill Parkway right-of-way) which could accommodate a future expansion.

Mr. McMullen expressed concern about the accumulation of ice and potential safety hazard on the sloped roof near the main entrance to the school.

Mr. Adams made a motion to approve the vertical elevations, architectural design, and proposed materials for High School #3. Mr. Wolfe seconded the motion. The motion was approved by a vote of 7-0.

## **NEW BUSINESS ITEMS**

- 1. Rezoning Request: Pace Development Group:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on the proposed rezoning of York County Tax Map Numbers 020-12-01-191, 020-12-01-192, 020-12-01-193 and 020-12-01-194, containing approximately 44.64 +/- acres located on Fort Mill Parkway, from PND Planned Neighborhood Development to R-15 Residential. Planning Director Cronin stated that the property was designated as “high-density residential” on the town’s future land use map. Planning Director Cronin noted that if the property were developed as multi-family residential, as recommended in the comprehensive plan, then staff would have concerns regarding the potential school enrollment and off-site traffic impact that would be generated by as many as 670 apartments. The R-15 single-family project proposed by the applicant, however, will generate approximately 84% fewer daily and peak hour trips than a multi-family project at this location. In addition, the enrollment impact to the school district from 75 single-family homes would be up to 89% less than if the property were rezoned to permit high density residential. Therefore, staff recommended in favor of the rezoning request from PND to R-15.

Mr. Adams stated that single-family residential was preferable for this location, as opposed to the multi-family request that was proposed several years ago.

Mr. Petty stated that he had to check the date on his agenda, as he hasn’t seen a new R-15 subdivision developed in the town for nearly 10 years. He added that it was nice to see a developer looking at building a low density, large lot subdivision, as few such projects have been built in the town in recent years.

Mr. Hudgins made a motion to recommend in favor of approving the rezoning request from PND to R-15 Residential. Mr. Petty seconded the motion. The motion was approved by a vote of 7-0.

- 2. Development Agreement: Pace Development Group:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation for a proposed development agreement for York County Tax Map Numbers 020-12-01-191, 020-12-01-192, 020-12-01-193 and 020-12-01-194, containing 44.64 +/- acres on Fort Mill Parkway. Planning Director Cronin highlighted the special requirements contained within the draft agreement, including modifications to minimum lot width, minimum lot area, minimum buffer requirements, minimum open space requirements, and the maximum number of residential units (75 units, or 1.68 dwelling units per acre). In addition, Planning Director Cronin noted that the applicant was proposing to donate a 1.25-acre site for a future fire station. Staff recommend in favor of approving the draft development agreement, as submitted.

Mr. Adams asked about the buffer shown on the concept plan between the property and the Whitegrove subdivision. Eric Smith of Pace Development responded that a 100' buffer was shown at the rear of the property, adjacent to the Whitegrove subdivision. Mr. Adams also asked whether the primary access road would line up with the new signalized intersection across from the high school site. Mr. Smith responded that it was their intent and plan to line up the access road with the school driveway.

Mr. McMullen asked whether a trail would be provided within the buffer area to allow for pedestrian connectivity to Whitegrove and Dobys Bridge Park. Brian Pace of Pace Development stated that they intend to include a trail within the buffer area. He had not had any discussion about tying in their trail with the one at Whitegrove, but he was supportive of the idea. The trail system on this property would not connect directly to the park property, but the applicant was supportive of stubbing their trail out to the neighboring property line to allow for future connectivity.

Mr. Wolfe inquired how the corridor overlay district would apply to the property. Planning Director Cronin responded that the property was subject to the requirements of COD-N, and would include a streetscape buffer and sidewalks along the bypass at least 8' in width.

Mr. McMullen asked what types of amenities would be included in the required "usable" open space. Mr. Smith responded that the usable open space would include trails, as well as ponds, which may be amenitized. Mr. Pace added that their plan was to leave as many existing trees on the property as possible.

Mr. McMullen questioned whether some curvature could be added to the internal road to minimize potential speeding problems. Mr. Pace stated that it would be difficult, given the narrowness of the property and minimum lot size requirements. Mr. McMullen also asked whether the concept plan, which shows 65 lots, was reflective of the final lot count. Both Mr. Smith and Mr. Pace responded in the affirmative.

Mr. Adams asked about the anticipated price points of the future homes. Mr. Smith stated that the actual prices are still to be determined; however, this project is envisioned to be a semi-custom "step-up" neighborhood, with estimated price points starting in the \$700's.

Planning Director Cronin noted that the FY 2016-17 budget included a \$2 million appropriation for construction of a new fire station. If the agreement is approved, the fire station would be located on the 1.25-acre parcel donated by the developer.

Mr. Hudgins made a motion to recommend in favor of approving the development agreement, as submitted. Mr. Lettang seconded the motion. The motion was approved by a vote of 7-0.

3. **Rezoning Request: 314 N White Street**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on the proposed rezoning of 314 N White Street from R-15 Residential to GI General Industrial. The property, which is currently owned by Wallace Coleman, contains an existing non-conforming

auto repair facility. The owner was seeking to rezone the property from R-15 to GI. Planning Director Cronin noted that the property was referenced on the town's future land use map as medium-density residential. In addition, the GI district is proposed to be eliminated in the new UDO. Therefore, staff recommended in favor of denying the rezoning request.

Mr. McMullen made a motion to recommend in favor of denying the rezoning request from R-15 to GI. Mr. Lettang seconded the motion. The motion to recommend denial was approved by a vote of 7-0.

4. **Zoning Recommendation: Huntington Place Subdivision:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a zoning recommendation for the proposed annexation of the Huntington Place subdivision. Planning Director Cronin stated that the annexation election was approved on August 23<sup>rd</sup> with nearly 80% voting in favor. Before council adopts an ordinance annexing the subdivision, the Planning Commission must first recommend a zoning designation. He stated that the annexation petition included a requested zoning designation of GR-A General Residential. While the GR-A district is proposed to be eliminated under the new UDO, staff supported GR-A as an interim zoning designation.

Mr. Wolfe asked whether the town would be accepting the streets within the subdivision. Planning Director Cronin responded that the town would accept the transfer of any public street which is owned and maintained by the county; however, any private roads would remain private. A list of public and private roads was expressly referenced in the draft annexation ordinance.

Mr. Adams made a motion to recommend in favor of the annexation request with a zoning designation of GR-A General Residential. Mr. Wolfe seconded the motion. The motion was approved by a vote of 7-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

1. **Fall Training Session for Planning & Zoning Officials:** Planning Director Cronin stated that he had been in contact with his counterpart in Tega Cay to discuss the upcoming joint training session for board and commission members. Staff will be contacting members of the Catawba Indian Nation to try to coordinate a session about the history of the Catawbans in the Fort Mill-Tega Cay area, as well as strategies for identification and preservation of significant archaeological sites.
2. **FY 2016-17 Budget Update:** Planning Director Cronin notified members of the Planning Commission that council had given first reading approval to the FY 2016-17 Budget Ordinance on September 12, 2016. This year's budget will include funding for a 10-year update to the town's comprehensive plan. The comprehensive plan update will kick off this fall, and the final document must be adopted by council no later than January 2018. The budget also included funding to begin televising Planning Commission meetings on the town's cable access channel.

There being no further business, the meeting was adjourned at 8:17 pm.

Respectfully submitted,

Joe Cronin  
Planning Director